

VICINITY MAP  
SCALE: 1"=500'

SOILS MAP  
SCALE: 1"=500'

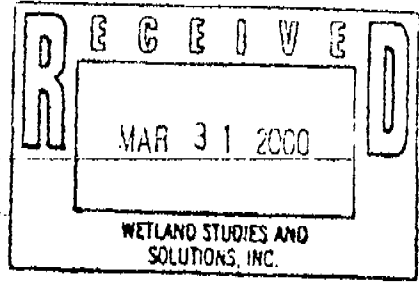
SOILS TABLE			
LOT NO.	SOIL NO.	SOIL NAME	PROBLEM CLASS
501	FILL OVER 5	WEHADKEE	A

SOIL INFORMATION PROVIDED BY: SOIL CONSULTANTS, INC.  
9303 CENTER STREET  
MANASSAS, VA 20110  
703-366-3000



U.S. Army Corps of Engineers  
Norfolk District

March 30, 2000



Project Number: 00-N0915

Waterway:

1. Participant:  
Mr. William V. Baldwin  
c/o Genuario Properties, Inc.  
3400 Radford Avenue  
Alexandria, Virginia 22309

2. Authorized Agent:  
Wetland Studies & Solutions, Inc.  
14088-M Sudfield Circle  
Chantilly, Virginia 20151  
Attn: Mr. Mark Headly

3. Address of Job Site:  
The site is located on the south side of Belle Haven Road, approximately 100 feet east of the intersection of Belle Haven Road and Potomac Avenue, south of the City of Alexandria, in Fairfax County, Virginia.

4. Project Description:  
The project consists of the verification of a jurisdictional determination for the Baldwin Property.

5. Findings  
A site inspection has verified that waters and/or wetlands regulated under Section 404 of the Clean Water Act (33 U.S.C. 1344) do not exist at the location stated above. The wetland delineation and site plan submitted by letter dated March 14, 2000 by Wetland Studies & Solutions, Inc., is in accordance with the methodology described in the 1987 Corps of Engineers Wetland Delineation Manual. This confirmation is valid for a period of five years from the date of this letter unless new information warrants revision before the expiration date.

6. Corps Contact: Cynthia J. Wood at (703) 221-6967

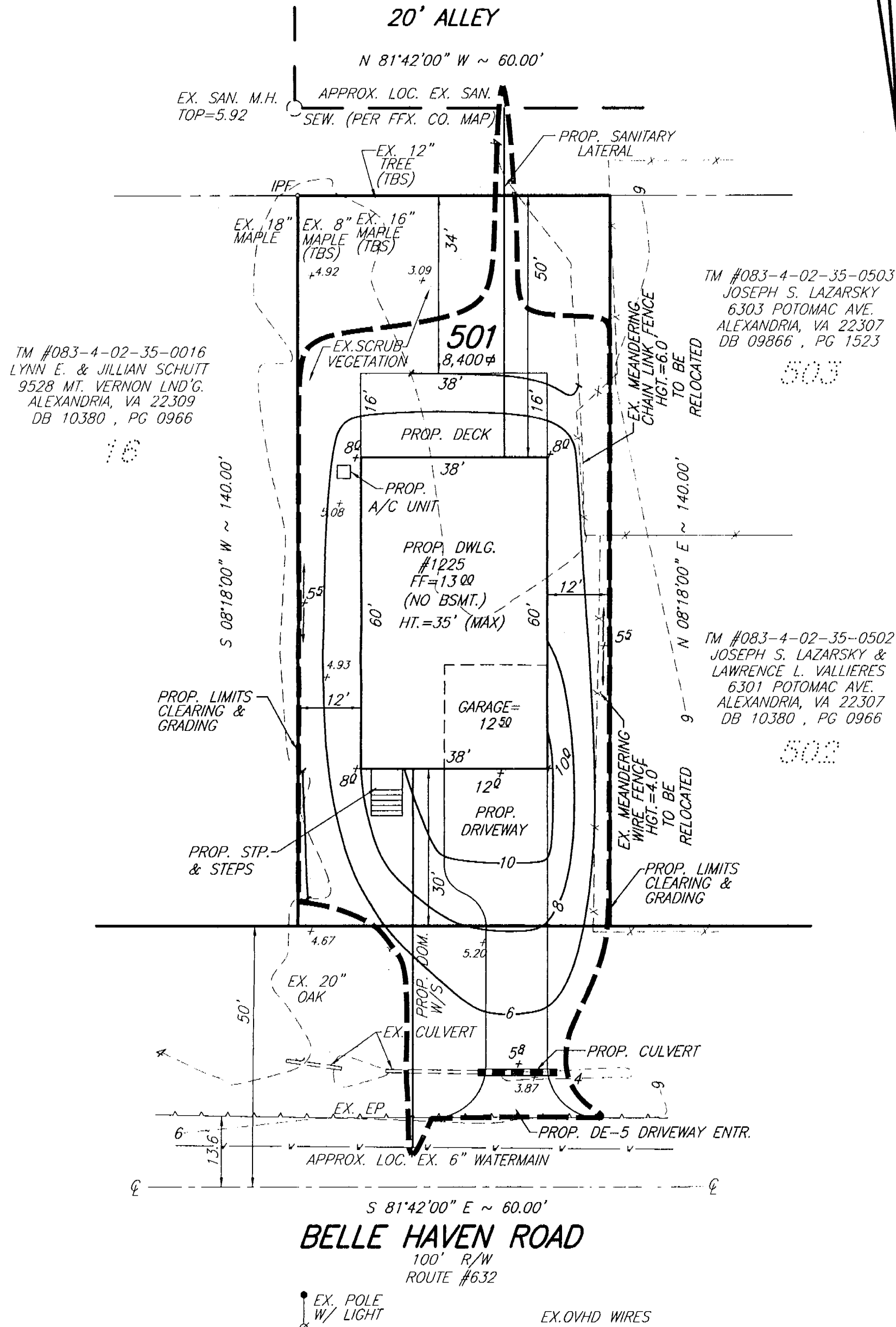
*for Bruce F. Williams*  
Bruce F. Williams  
Chief, Northern Virginia Regulatory

NAO FL 13 REVISED DEC 90

#### EXISTING VEGETATION MAP TABLE

COVER TYPE SUMMARY TABLE						
	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	OLD FIELD	MAPLE & SCRUBLAND	SUB-CLIMAX	GOOD CONDITION	8,400 SQ.FT. OR 0.1928 AC.	TREES APPEAR TO BE IN GOOD HEALTH WITH NO SIGNS OF DISEASE

NOTE: REFER TO PLAN VIEW FOR TREE SIZE AND LOCATION



#### GENERAL NOTES:

- TAX MAP: # 83-4-002-035-0501
- ZONE: R-3
- OWNER: WILLIAM V. BALDWIN  
9409 DALMAHOY LANE  
ALEXANDRIA, VIRGINIA 22307  
DB. 05443, PG. 1015
- TOPOGRAPHIC SURVEY FIELD RUN BY THIS FIRM.
- TOTAL AREA 8,400 SQ.FT. OR 0.1928 ACRES
- TITLE REPORT WAS NOT FURNISHED FOR THE PREPARATION OF THIS PLAT.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- SOIL TYPES: SEE SOIL MAP & SOIL TABLE
- NO CONSTRUCTION SHALL TAKE PLACE IN A RESOURCE PROTECTION AREA WITHOUT PROPER PERMITS ASSOCIATED WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO). THIS PROPERTY IS LOCATED COMPLETELY WITHIN THE RPA.
- THIS LOT IS IN A NON-BONDED SUBDIVISION.
- BUILDING HEIGHT IS NOT TO EXCEED 35 FEET.
- THERE ARE NO EXISTING IMPROVEMENTS LOCATED ON SITE.
- T.B.R. = TO BE REMOVED; T.B.S. = TO BE SAVED.
- PROPOSED UTILITIES TO BE UNDERGROUND.
- THE STONE USED TO CONSTRUCT THE DRIVEWAY MAY BE USED AS THE CONSTRUCTION ENTRANCE PROVIDED THE FILTER FABRIC UNDERLINING IS INSTALLED AS REQUIRED.
- PROPOSED DWELLING TO BE SERVED BY PUBLIC SEWER AND WATER.
- HOLD HARMLESS AGREEMENT WITH THE COUNTY SHALL BE RECORDED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
- MINIMUM YARD REQUIREMENTS R-3 ZONE  
FRONT: 30'  
SIDE: 12'  
REAR: 25'
- THIS SITE WILL COMPLY WITH ALL STATE AND FEDERAL WATERPROOFING REQUIREMENTS.
- NO DOWNSTREAM DRAINAGE IMPROVEMENTS ARE GENERATED DUE TO THE PROPOSED DEVELOPMENT OF THIS SITE.
- DEVELOPMENT ON THIS SITE WILL REQUIRE A GEOTECHNICAL ENGINEERING STUDY IN ACCORDANCE WITH THE FAIRFAX COUNTY CODE AND THE GEOTECHNICAL GUIDELINES OF THE PUBLIC FACILITIES MANUAL.
- THERE IS NO TRAIL REQUIREMENT ALONG THE FRONTAGE OF THIS PROPERTY ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY (AS PER FFX. Co. TRAIL MAP).
- THESE LOTS ARE COMPLETELY LOCATED IN THE RESOURCE PROTECTION AREA (RPA) AND 100-YEAR FLOODPLAIN (ELEV. 11.0).
- THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MAKING A PLACE OF BURIAL ON-SITE.
- TWO OFF STREET PARKING SPACES, AS REQUIRED, ARE PROVIDED ON-SITE. THE TWO PARKING SPACES ARE BEING PROVIDED WITHIN THE PROPOSED GARAGE.
- THIS PLAN CONTAINS INFORMATION TAKEN FROM PLANS OF PUBLIC RECORD.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355 OR HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT. VR 672-10-1 OF VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
- APPROXIMATE AMOUNT OF FILL = 400 CU. YDS.
- THERE ARE NO PROPOSED STORMWATER MANAGEMENT FACILITIES ASSOCIATED WITH THIS PLAN. (A BMP WAIVER HAS BEEN SUBMITTED WITH THIS PLAN.)

#### TREE COVER REQUIREMENT CALCULATIONS

A. GROSS SITE AREA	8,400 SQ.FT.
B. SUBTRACT DEDUCTIBLE AREA	
R-3 ZONING	6,850 SQ.FT.
C. PERCENTAGE OF TREE COVER REQUIRED	20%
D. EXISTING TREE AREA	650 SQ.FT.
1) MINUS TREES TO BE REMOVED	0 SQ.FT.
2) MULTIPLE BY 1.25 (10 YEAR GROWTH) (650 x 1.25) =	813 SQ.FT.
E. TREES TO BE PLANTED	0

#### CALCULATIONS:

(A - B) C < D + E	
(8,400 - 6,850) 0.20 = 310 < 813	
TREE COVER REQUIRED	310 SQ.FT.
TREE COVER PROVIDED	813 SQ.FT.

#### DRAINAGE NOTE

THE SITE DESIGN SHALL BE SUCH THAT THE STORMWATER RUNOFF WILL BE DIRECTED OFFSITE BY USE OF SWALES, PIPES, OR OTHER DEVICES TO ENSURE THAT DRAINAGE FROM THIS SITE WILL NOT CAUSE FLOODING ON THE ADJACENT PROPERTIES. ANY FILL AREAS WILL BE GRADED OR DRAINS WILL BE INSTALLED SO THAT NORMAL RAINFALL WILL NOT FLOW OVER THE FILLED SURFACE ONTO ADJOINING PROPERTIES. ON THIS GRADING PLAN, ARROWS ARE SHOWN IN THE SWALES REPRESENTING THE FLOW DIRECTIONS OF RUNOFF WATER.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND /OR LAND SURVEYOR.

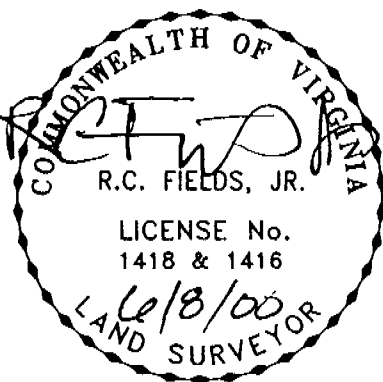
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.

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**R.C. FIELDS, JR. & ASSOCIATES**  
A PROFESSIONAL CORPORATION  
LAND SURVEYING SITE PLANNING SUBDIVISION DESIGN  
718 Jefferson Street  
Alexandria, Virginia 22314 (703) 549-6422



SPECIAL EXCEPTION PLAT  
LOT 501 BLOCK 35  
NEW ALEXANDRIA  
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION

DESIGN: P.A.W.  
DRAWN: A.J.

SCALE: 1" = 20'

DATE: APRIL, 2000

SHEET 1 OF 1

FILE: 00-07